South. II-37—100,000—21-5-48.

EDUCATION AND PUBLIC HEALTH (1947) Department.

MS SERIES.

G.O. No. 3578. P.H.

Dated 29-10-1947

[Despatch Abstract.]

TOWN PLANNING - Legislation and other matters - Enquiry - Special Committee - Appointed.

GOVERNMENT OF MADRAS.

ABSTRACT.

TOWN PLANNING - Legislation and other matters - Enquiry - Special Committee - Appointed.

EDUCATION AND PUBLIC HEALTH (SPECIAL).

G.O.MS.NO.3578. DATED 29-10-1947

ORDER:

The Health Survey and Development Committee have commented on the poor results achieved in the field of town-planning in the Province of Madras, in spite of the existence on the statute book of the Madras Town Planning Act, 1920. The main reasons, among others, for this absence of outstanding achievement in town planning are traceable to (i) the unsatisfactory finances of the local authorities and (ii) the lack of trained technical personnel. The conditions created by the last war aggravated these difficulties. The question of what measures should be taken to enforce the provisions of xhat mexxxxxx xhxxxd of the Town Planning Act more effectively during the Post-war years engaged the attention of the Public Health Sub-Committee of the Post-War Reconstruction General Committee. The Sub Committee after considering the proposals of the Director of Public Health drawn up in consultation with the Director of Town Planning on the subject came to the following conclusions, namely:-

(i) that legislation was necessary to make the Town Planning Act more comprehensive and more effective during the post war years.

(ii) that such legislation should provide for certain specified matters, as in annexure I to this order; and

(iii) that the following items should be put down for the first five-year period:-

(a) Training of personnel and expansion of staff,

(b) Amendment of the Act in the manner referred to,

(c) Execution of all sanctioned Town Planning schemes.

2. The Government have subsequently reviewed the recommendations of the Bhore Committee on Town Planning and Housing, and consider that due attention should be paid also to these recommendations in connection with any legislation on Town-Planning. The Committee's relevant recommendations are briefly indicated in annexure II to this order.

3. A number of suggestions for the amendment of the existing law in several respects have been made by various persons in the light of the experience so far gained in working the Act and in order to remove the difficulties experienced in Sub working.

4. The Government consider that, in view of the importance of the suggestions made, a special committee should be constituted to examine them. They accordingly direct that a committee consisting of the following persons be appointed for the purpose:-

1.Sri K.R. Karanth, M.L.A.(Chiarman).
2.The Inspectr of Municipal Councils and Local Boards (Ex-Officio Director of Town Planning).
3.The Commissioner of Labour,
4.The Registrar of Cooperative Societies,
5.The Commissioner Corporation of Madras,
6.Sri V.M.Ramaswami Mudaliar, M.L.A.
7.Sri P.Ratnavelu Thever, M.L.A.
8.Sri K. Suryanarayana Rao, M.L.C.

9. Janab Abdul Hameed Khan Sahib Bahadur, M.L.A.
10. Sri V.K.Thiruvenkatachari, Advocate, Madras.
11. Sri M.B.Chablani, Chiarman, Madras City Improvement Trust.
12. Sri Rao Sahib K.K.Nambiar, Engineer, Corporation of Madras.
13. The Joint Director of Town Planning, SECRETARY.

The Committee is requested to consider the following matters and submit a report to Government as early as possible:-

(1) Amendment of the Madras Town Planning Act, 1920, with a view to ensuring expeditious execution of all Town Planning Schemes.

(2) Methods of rationalisting the levy of the "Betterment Contribution".

(3) Measures for effectuating these objects in relation to all sanctioned schemes and those pending preparation and sanction

(4) Measures for organizing the technical departmental services so as to ensure prompt and efficient despatch of work with special reference to the under mentioned points:- (consistent with economy

(a) necessity or otherwise of reorganizing the existing town planning departments both under the Government under Municipal Councils.

(b) Methods of obtaining the staff necessary training and qualifications.

(c) New schemes drawn up under the Act should be financed-

(5) To draft if considered necessary, a comprehensive bill on a consideration of the recommendations of the Public Health Sub Committee (as in Annexure I) and of the Bhore Committee (as in Annexure II) other suggestions. (and

(6) Any other matters which may be referred to the special committee by the Government or which, in the Committee's opinion, require decision.

A summary of the suggestions or the amendment of the Act, which are already pending consideration will be forwarded separately to the Committee.

The procedure to be folllowed by the Committee will be laid down by the Committee itself. The Committee may invite heads of departments like the Chief Engineer (Highways) and the Heads of Railway Administrations etc., to offer opinions on subjects relating to their departments or administrations which may come for the committee's decision-

5. The Headquarters of the Committee will be at Madras. Members of the Legislature appointed to the Committee will draw the same rates of travelling allowance as are allowed to them when they attend the sessions of the legislature or meetings of the Committees connected with the work of the legislature. The non-official members of the Committee, who are not members of the Legislature, will draw travelling allowance at the rates specified below:-

Railway Journeys	- One and half first class fare.
Mileage.	Six annas a mile.
Daily allowance	Rupees ten a day.

The Director of Town Planning will be the controlling officer for the purpose of counter-signing the travelling allowance bils of the members of the Committee.

6. The expenditure on the Committee will be debited to "25. - General Administration - Secretariat and Headquarters blishments - Civil Secretariat - Education and Public Health nt. The Accountant

expenditure in audit pending provision of funds.

Sd.. 28/10/1947.

To
The Chairman of the Committee.
The Members of the Committee.
The Director of Town Planning.
The Inspector of Municipal Councils and Local Boards.
The Chief Engineer (Highways).
The Accountant-General thro' Finance.
The Local Administration Department.
Copy to Finance.
Copy to F2 Section and C.E. Section.
Copy to Stock File.
Copy to Public (Information and Publicity).

/True Copy/

OFFICE ASSISTANT.
MADRAS. RECORD OFFICE.

KP/29/12/-.

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ANNEXURE.I.

Report of the Public Health Sub-Committee to the Post-War Reconstruction General Committee.

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(b) The Committee considered that legislation was necessary to make the Town Planning Act more comprehensive and more effective, on the general lines set out in the note of the Director of Public Health, viz., to provide for the following:-

(1) Allurban and local areas should come within the application of the Act and every local tuhority should be emplowered to prepare planning schemes.

(2) The preparation of a variety of schemes subject to the approval of the Town Planning Department such as --

(a) Slum clearance schemes.
(b) Improvement of insanitary and unhealthy areas.
(c) Re-planning or re-building of existing built-up areas.
(d) Relief of Overcrowding and congestion.
(e) Land Development Schemes (as distinct from the Town Planning schemes prepared in accordance with the existing provisions of the Act).
(f) Creation of open spaces, recreation grounds and such other amenities.
(g) Zoning of areas for different uses the control of such uses and the control over the character, height and bulk of buildings.
(h) Development of Garden Cities, Garden Suburbs, Satellite Towns, Industrial towns, etc.

(i) Schemes of model villages, colonies for agricultural and industrial labourers or workmen, colonies for the employees of Government, Municipal and other public authorities, commercial firms, companies, missions or other organisations, or for the members of cooperative societies, Public Utility Societies, etc.

(3) The initation and carrying of housing schemes such as

(a) New Housing Scheemes - Government housing schemes, Municipal or other Loxal Authority Housing Schemes, Cooperative Society Housing Schemes, and other private housing schemes.

(b) Re-housing schemes for accomodating persons displaced by the carrying out of planning, improvement, slum clearance and other schemes.

(c) Improvement or rebuilding of existing houses, which are either insanitary or unfit for human habitation with a view to make them fir for habitation.

(4) the Undertaking of new road schemes and road improvement schemes such as -

(a) Opening of new roads and streets.
(b) Widening, diversion, re-alignment, improvement of roads and streets.
(c) Trunk Road By-passes.

(5) The restriction of Ribbon Development along

unk Roads, Marketing Roads, Arterial and Main Traffic Roads.

) The constitution of creation of Housing Associations. cieties and companies, Public Utility Societies and other ~~I Incorporation of creation~~ Organisations necessary r carrying out schemes.

).The prevention of diversion of productive agricultural nd to other purpose if there is unproductive or less oductive land that could be reasonably used for those rposes.

) The setting up of Regional Planning. Authorities for the eparation of Regional Planning Schemes, covering both Urban d rural areas.

) The strengthening of interim development control in l scheme areas and enforcement of planning conditions d restrictions, before a scheme is sanctioned or approved d becomes operative. The Town Planning Department should empowered to revoke or amend a permission granted by Local thorities which go counter to planning principles and gulations.

0) The Town Planning Department should have adequate wers to direct and control all activities of the planning thorities with a view to secure a coordinated planning licy for the Province as a whole and to ensure the proper eparation and carrying out of schemes and enforcement of anning regulations.

(x) The Committee considered that legislation should so provide for financing schemes in the manner indicated the Director of Public Health In his note, viz.

(i) Government grants and contributions.
(ii) Loans from Government or other agencies.
(iii) Aid to Housing Associations, Societies, Companies c., by Government or Local Authoroties.
(iv) Contribution from Local Authorites.
(v) Advances to owners of lands or buildings t wards rrying out their obligations under the schemes.

regard to Government grants, the Committee considered tnat grants need be made in respect of remunerative schemes i a half grant might be made in respect of unremunerative hemes.

) On the question of organization of the department, there s discussion as to whether there should be a separate partment with a Director of Town Planning as expert-in-chief a Separate department under the Sanitary Engineer or the ef Engineer. The Committee resolved that for the present, existing organisation should continue but the staff uld be expanded and better trained, generally on the lines licated in the Director of Public Health's note, viz., two istant Directors of Town Planning a tehhnical Superintendent l other office staff at the Centre, for divisional Town nning officers, with office staff at Bezwada, Madras, Trichinopoly l Coimbatore as Regional Staff, and the staff necessary for al authorites to work out their plans; the training is to by way of a special course at the Engineering College, Guindy Committee was also strongly of the opinion that there uld be more co-ordination between the Town Planning Department the Public Health and Sanitary Engineering Departments.

The Committee considered that the following items should be down for the first five-year period:-

(1) Training of personnel and expansion of staff.
(2) Amendment of the Act in the manner referred to in item (b) above.
(3) Execution of all sanctioned Town Planning Schemes.

ANNEXURE II

Bhore Committee's recommendations.

(i) Reservation of land in and around a town within certain notified limits in order to prevent its development in a manner incompatible with the principles of town planning.

(ii) Brevention of Ribbon Development, that is, growth of a town along a highway.

(iii) The recruitmen that all local authorities, improvement trusts, building societies, industrial organisations, private estate development cocerns and Government departments should submit all scheme for land development or slum clearance to the Provincial Ministry for provicion sanction before such schemes are proceeded with.

(iv) Uniform provisions both for urban and rural areas.
(v) Directorate of Town Planning - For advising the Minister.
(vi) Control of hapnazard location of industries.

Sd...
28/10/1947.

/True Co py/

OFFICE ASSISTANT.
MADRAS RECORD OFFICE.

KP/29/12/-.